

ZONING BOARD OF APPEALS
June 28, 2016
PUBLIC HEARING

Edward Rachuba called the meeting to order at 6:08 P.M. with the following in attendance:

Charles Marino, Chair - absent
Arlene Schwartz-Regan, Vice-Chair
Basiliza MacCalmon, Secretary - absent
Edward Rachuba
Kimberly Kenneson - 6:07 p.m.
David Cronin, alternate

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Public - 0

1. Edward Rachuba took attendance and noted there was not a quorum. Dave Cronin was made a regular voting member in place of Basiliza MacCalmon.

Edward Rachuba explained to the applicants that 4 members of the board were present tonight. They would need a unanimous vote for an approval. The applicant can choose to stay tonight or come back next month to have their case heard. Susan Goggin also noted that if any member of the commission votes against the appeal, the applicant would have to wait 6 months to reapply.

2. Approval of previous minutes and secretary will sign the minute book.

There was not a quorum to approve the May 31, 2016 minutes. The commission will vote on the minutes at the July 26, 2016 meeting.

3. **6:00 P.M. PUBLIC HEARING APPEAL #1986** – Applicant will seek a variance of section 24.1, Schedule B, #5.2 of the Naugatuck Zoning Regulations for rear yard setback for a deck at 52 Summit Road, Applicant: Janette (Walker) Steward.

Kimberly Kenneson read Appeal #1986 into the record.

Janette Steward, 52 Summit Road explained that she wants to add a deck to the back of her home due to members of her family and also some friends that are in wheel chairs and cannot access her home. One side of the deck would be level with the ground and the other end would be approximately 3 feet off the ground. She also explained that her yard is somewhat tiered and someone with ambulatory problems cannot access her yard. There will be no need for a ramp due to one side of the deck being level with the ground. The deck would sit over the current patio. There were no concerns with the Land Use Office.

VOTED: Unanimously on a motion by David Cronin and seconded by Kimberly Kenneson to **APPROVE** Appeal # 1986 for a deck at 52 Summit Road.

6:15 P.M. PUBLIC HEARING APPEAL #1987 – Applicant will seek a variance of Section 24.1, Schedule B, #5.2 of the Naugatuck Zoning Regulation for rear yard setback for a deck at 56 Rayon Circle, Applicant: Christine Warren.

Kimberly Kenneson read Appeal #1987 into the record.

Christine Warren, 56 Rayon Circle, stated her lot is extremely odd shaped. She has had a pool for years and would like to put a deck on the pool. There are no other options as to where to put the deck on the pool due to the shape of the lot. There were no issues with the Land Use Office.

VOTED: Unanimously on a motion by Kimberly Kenneson and seconded by Arlene Schwartz-Regan to **APPROVE** Appeal # 1987 for a deck at 56 Rayon Circle.

6:30 P.M. PUBLIC HEARING APPEAL #1985 – Applicant will seek a variance of Section 24.1, Schedule B, #5.3 for side setback for a fire escape at 256 N. Main Street, Applicant: Kevin Celli

Kimberly Kenneson read Appeal #1985 into the record.

Randy Englehardt, 75 Adella Street, Naugatuck, general contractor for the owner of 256 N. Main Street, Kevin Celli. Randy stated that the Fire Marshall is requiring a fire escape for the 2nd and 3rd floor apartments. He explained to the commission the layout of the house. There was a Section 8 tenant who had to leave until the fire escape was built. Randy stated the best option is to build the fire escape where there are already doors and not have to break through the walls to create new exits. There were no issues with the Land Use Office.

VOTED: Unanimously on a motion by Kimberly Kenneson and seconded by Arlene Schwartz-Regan to **APPROVE** Appeal # 1985 for a fire escape at 256 N. Main Street.

4. There were no additional items added to the agenda.
5. **VOTED:** Unanimously on a motion by Kimberly Kenneson and seconded by David Cronin to **ADJOURN** the meeting at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Arlene Schwartz-Regan, Secretary/lr